

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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PLEASE NOTE

National Register of Historic Places (National Register) nominations are considered **drafts** until listed by the Keeper of the National Register (Keeper). Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

National Register nominations may also be changed by the Keeper prior to listing. Nominations needing substantive changes may require recirculation to all interested parties for additional review and comment.

California Register of Historical Resources nominations are considered **drafts** until approved for listing or formally determined eligible for listing by the State Historical Resources Commission. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

California Points of Historical Interest nominations are considered **drafts** until approved for listing by the State Historical Resources Commission and the Director of California State Parks. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

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- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission;
- General public.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

APPLICATION FOR REGISTRATION

☐

CALIFORNIA HISTORICAL LANDMARK
(Results in automatic listing in the California Register)

☒

CALIFORNIA POINT OF HISTORICAL INTEREST

NAME OF HISTORIC PROPERTY

Olivina Gate and Winery Ruins

ADDRESS

4555 Arroyo Road

CITY/STATE/ZIP CODE

Livermore, CA 94550

COUNTY

Alameda

ASSESSOR'S PARCEL NO.

099 0500-001-03 & 099 0500-003-13

NAME OF OWNER OF HISTORIC PROPERTY

Wente Brothers; Livermore Area Recreation and Park District; City of Livermore

ADDRESS

Wente Brothers, 5565 Tesla Road, Livermore, CA 94550; Livermore Area Recreation and Park District, 4444 East Avenue, Livermore, CA 94550;

CITY/STATE/ZIP CODE

City of Livermore, 1052 South Livermore Avenue, Livermore, CA 94550

NAME OF APPLICANT

Carey & Co., Inc.

APPLICANT TELEPHONE NO.

(415) 773-0773

ADDRESS

460 Bush Street

CITY/STATE/ZIP CODE

San Francisco, CA 94108

RECOMMENDED BY CHAIR, STATE HISTORICAL RESOURCES COMMISSION

DATE

APPROVED BY DIRECTOR, CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

DATE

DESIGNATION NO.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 23

*Resource Name or #: Olivina Gate and Winery Ruins

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Livermore

Date:

*a. County: Alameda County

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

C. Address: 4555 Arroyo Road

City: Livermore

Zip: 94550

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data:

Elevation:

Assessor Parcel Number: 099 0500-001-03 & 099 0500-003-13

***P3a. Description:**

The Olivina Winery Point of Historic Interest, which is located three miles south of Livermore at the intersection of Wetmore and Arroyos Roads, includes (1) Olivina Gate, (2) a walnut tree-lined Allee with two branches, (3) the Julius Paul Smith Homesite and (4) the Olivina Winery Ruins, which include the main winery building and the brandy distillery.

*P3b. Resource Attributes: HP30 - Trees/vegetation, HP33 - Farm/ranch, HP46 - Walls/gates/fences

*P4. Resources Present: ☒ Building ☒ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo:

View of Olivina Gate facing southeast (March 7, 2007)

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

Winery Ruins: 1882-1886; Gate: 1905; Sycamore Associates, 2002.

P5a. Photo or Drawing



***P7. Owner and Address:**

Wente Brothers
5565 Tesla Road
Livermore, CA 94550

Livermore Area Recreation and
Park District
4444 East Avenue
Livermore, CA 94550

City of Livermore
1052 South Livermore Avenue
Livermore, CA 94550

***P8. Recorded by:**

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: June 2008

*P10. Survey Type: Intensive

*P11. Report Citation: None.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 23

*NRHP Status Code 551

*Resource Name or # Olivina Gate and Winery Ruins

B1. Historic Name: Olivina Winery

B2. Common Name: Olivina Winery

B3. Original Use: Winery

B4. Present Use: viticulture (Wente), olive oil (Crohare), public park (LARPD)

*B5. **Architectural Style:** Agricultural, Craftsman

*B6. **Construction History:** Winery structures were built between 1882-1886; gate was built in 1905.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** None.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Agricultural Architecture

Area: Livermore

Period of Significance: 1882-1905

Property Type: Winery

Applicable Criteria: A

Given their shared history, the Olivina Gate, the Smith Homesite, the tree lined Allee, and the Winery Ruins may be integrated into a single California Points of Historical Interest nomination. (See Location Map below.) It should be noted, however, that while these elements could be incorporated into the Point of Historical Interest nomination, the Gate, Homesite, Allee, and Ruins do not appear, either individually or collectively, to be eligible for the California Register. For structures to be eligible for the California Register of Historical Resources, they generally must retain sufficient integrity to convey their historic significance. Since the Allee, Homesite, and Winery Ruins lack such integrity, they would not be eligible for the California register as individual features or as contributors to a historic district. Furthermore, since it was not constructed until after J.P. Smith's death when the winery had begun to decline, Olivina Gate lacks sufficient historic significance to be eligible for the California Register. (See continuation sheet.)

B11. **Additional Resource Attributes:**

*B12. **References:**

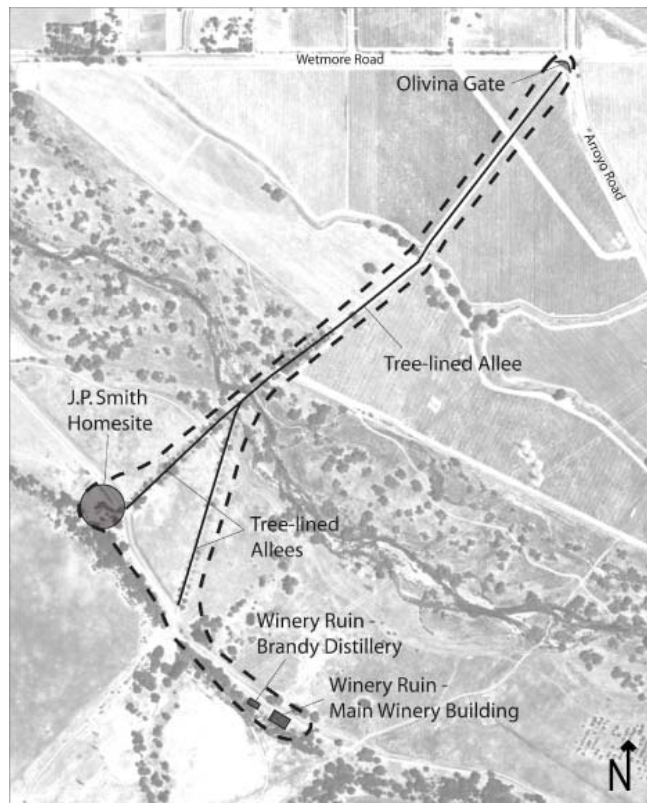
See continuation sheet.

B13. **Remarks:**

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:**

June 2008



-- -- Boundary, Olivina Winery Point of Historical Interest

*Recorded by: Carey & Co., Inc.

*Date: June 2008

☒ Continuation

☐ Update

Continuation of P3a. Description:

Olivina Gate

The Olivina Gate is located at the intersection of Wetmore Road and Arroyo Road and faces northeast. The gate posts consist of two, fifteen-foot-high stone piers that are approximately sixteen feet apart. Arching between the piers is a ferrous metal sign reading "OLIVINA". The sign contains capital, sans serif, block letters forming the word OLIVINA. (See continuation sheet.) In addition there are two decorative cruciform elements on either side of the name. The letters and symbols are cut from light gauge ferrous metal that shows traces of galvanization or a protective coating. The letters are attached to the wire mesh by wire ties threaded through small pierced holes in each letter.

The gate posts are echoed by stone flares and low stone walls that extend approximately 50 feet in either direction. Being a product of late nineteenth century metalworking technology, all pieces are affixed mechanically with either ties or rivets. The cross section of the frame is built up from a "C" channel that is ½" deep and 1 ¼" wide. The open end of the channel is closed with a bar that is 1/8" thick and 1 ¼" wide. The bar and channel are joined with rivets located 12" on center. The "field" of the sign is an open woven mesh of 1/8" diameter wire placed approximately 3" on center. The intersections of the wire mesh assembly are not fixed in any way. The mesh assembly is attached to the frame through holes drilled in the channels. The wire penetrating the channel is bent to prevent pull-out. The metal frame is attached to the stone piers with metal threaded studs embedded in the stone mortar joints. The frame is drilled to accept the studs, and the protruding studs capture the frame with square nuts. The corners of the frame structure had non-original metal gusset plates that were removed when the gate was repaired in 2006. Recently, a paved bicycle path has been routed through the gate (See Figure 2).

Tree-lined Allee

The approximate first half of the tree Allee, which consists of recently planted olive trees and is located on the Wentz property, starts at the gate, which is located at Arroyo Road and Wetmore Road, and leads south toward the Julius Paul Smith Homesite. The remaining half of the tree Allee consists of original Black Walnut trees which are in poor health or are dead and is on land owned by LARPD (Livermore Area Recreation & Park District) (See Figures 6 & 7). At Arroyo del Valle the road splits into two Allees: one leads to the former Smith residence and the other leads to the former location of the Crushing House, which is no longer standing.

Julius Paul Smith Homesite

The extant complex comprises two stone buildings, a barn and outhouse, rock retaining walls, a wood plank corral, and what may be the remnants of structural foundations. The majority of these buildings were constructed while the vineyard was being overseen by J. M. Davis, a viticulturist who was charged with establishing the Olivina vineyards, starting in 1881, while J. P. Smith was studying wine-making in Europe. Davis' job included planting 400 acres of grapes, 100 acres of orchard and making improvements to the property in Smith's absence. Julius Paul Smith lived at the property until his death in 1904. A newspaper article from the *Livermore Herald*, December 1916, indicates that Mrs. Smith was planning on selling a large portion of the estate to a buyer in Chicago, who had plans to subdivide and develop the land. Lack of historical evidence and subsequent use of the land suggests that this transaction never occurred. Mrs. Smith continued to oversee the ranch until 1938 when she passed away. Following Julius' death she oversaw the ranch, but eventually relocated to San Francisco, where she resided at the Fairmount Hotel and was believed to have spent the majority of her time. Following her death the property was sold to the Crohare family (See Figure 8).

Stone Structures

The stone structures are built into the side of a tree covered hill. One of the structures is approximately 10 feet long, 8 feet wide and 6 feet high. The second stone structure is 15 feet long and wide and seven feet high. Both structures are clad in stucco roughly mortared walls and corrugated metals roofs (See Figures 13 & 14).

Wooden Barn and Outhouse

The wooden barn is approximately 35 feet long and 25 feet wide. 12-inch beams were used in the barn's construction. The roof is covered in corrugated metal and wood planks. There is also a wood frame outhouse with a sloped roof and vent pipe (See Figures 15 & 16).

*Recorded by: Carey & Co., Inc.

*Date: June 2008

☒ Continuation

☐ Update

Continuation of P3a. Description:

Olivina Winery Ruins

Two structures associated with the Olivina Winery – the ivy-covered concrete main winery building and the metal sided brandy distillery – still stand approximately 0.9 miles southwest of Olivina Gate. Both buildings are in a state of advanced deterioration, and are generally known as the “Olivina Winery Ruins.” In addition to the two deteriorated structures there is a small stone partial foundation 30 feet southeast of the main winery that is possibly the remains of a water heater building. The foundation is mortared and comprises rounded cobbles and stands approximately 6 feet tall. It appears to have been a rectangular plan; however sections of it are missing.

Winery Building

The concrete winery building is a 75 x 75 feet square-plan, multi-story structure with 18-inch to 24-inch thick walls. The upper level and roof of the winery building is caved in. There are two large doors that are slightly off-center of the façade of the structure. The doors measure approximately ten feet high by seven feet wide and comprise diagonally oriented boards with a window. Two other doors are concreted over at the front of the structure. The upper sills of the doorways are arched (See Figures 9, 11, & 12).

Brandy Distillery

This wood framed structure is a two-story building and has corrugated metal siding. On the southeast wall there are two sliding doors flanked by small windows. There is a sliding door on each floor (See Figure 10).

Continuation of B10. Significance:

Nor do the Gate, Allee, Homesite, and Ruins appear eligible for nomination as a cultural landscape, as much of the original Olivina Winery land surrounding the site (e.g., the park land surrounding the homesite and the south half of the Allee) has not maintained its historic use (grape production). Finally, the Gate, Allee, Homesite, and Ruins do not appear eligible for nomination to the California Register as a historic site, as the location itself (apart from the remaining structures) does not appear to possess significant historic or cultural value.

The Development of the Livermore Valley Wine Region

Since the establishment of Mission San Jose in 1797, the area now known as the Livermore Amador Valley had originally served as grazing land for the Mission's herds of cattle and sheep. The secularization of the California mission system ended in 1836, and made large areas of land throughout California available for private ownership. Even before secularization ended, Jose Maris Amador, grantee of Rancho San Ramon was cultivating 1500 vines in 1832, (Bennett). The California Farmer in October, 1855, reported that Robert Livermore, another land grantee, had a trellised vineyard in 1841, but its extent is not known.

Viticulture in California began with Franciscan missionaries, but did not become commercially important until American presence in California increased during the 1840s. The beginning of the Livermore Valley wine industry was prompted by development elsewhere, such as in Napa and Sonoma counties. The industry grew quickly. In the 1870s, about 40 acres in Livermore were devoted to grapes. By 1892 over four thousand acres of vineyards had been established. This rapid growth of the wine industry was influenced by a number of factors, including the end of the 1876-1878 depression, the significant improvement of wine quality, and the elimination of commercial competition due to the destruction of major European wine regions by the root louse.

Livermore benefited from the 1880s wine boom due to its favorable soils and climate, and the fact that it was isolated from other areas of the state that were being affected by phylloxera (an aphid-like pest) at that time. Because of its early specialization in white wines, Livermore came to be known as the “Sauternes District of California”, referencing a wine region of Bordeaux, France, that was known for its white wines. In general, the 1880s were the most important decade of development in the Livermore Valley wine region; “the time in which it developed a name and a style (Gibson, 1969).” After only a slight decline in the 1890s,

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*Date: June 2008

☒ Continuation

☐ Update

Continuation of B10. Significance:

Livermore's wine industry enjoyed a period of stability and prosperity until the First World War. By 1915, local Prohibition movements and later national Prohibition in 1920 led to a severe crisis in wine production.

Julius Paul Smith and the Olivina Vineyards

The largest vineyard in Livermore Valley before the turn of the century was the Olivina Vineyard, which has been described as "a sea of vines (Sullivan, 42)." It was established by Julius Paul Smith (See Figure 1), who was born in Richmond, Wisconsin in December, 1842 (*Livermore Herald*, July 2, 1904, 7). As a young man, he left college to join the Union Army during the Civil War. In 1864, he was wounded and captured by the Confederates, and spent the rest of the war in the infamous Libby Prison. Returning to his home in Wisconsin after the war, Smith operated a farm implement and retail grocery businesses until 1873 when he decided to move west at the invitation of his brother, Francis Marion Smith.

Julius Paul Smith's involvement in the borax business began in 1873 at Teel's Marsh, in Mineral County, Nevada. He and his brother, Frank Smith with the Storey brothers of Chicago organized the Smithy and Storey Brothers Borax Company to mine and market their product. The Smith brothers soon acquired the Storey interests and changed the name of the company to Smith Brothers Borax Company. The company's assets were valued at \$250,000. Frank Smith, to gain sole control of the company, threw his share of the Company borax on the market at far below the market price. This maneuver left Julius Paul Smith holding borax he could only sell at a complete loss. He settled for \$60,000.

In June of 1881, Julius Paul Smith purchased 2,000 acres of the Rancho el Valle de San Jose with \$40,000 of the profit from his share of the borax business. Shortly after, Smith returned to Europe, leaving his superintendent, J. M. Davis, responsible for the construction of buildings and the organization of the working staff on his Livermore ranch. Davis "at once began the erection of buildings on the ranch and the selection and organization of a crew of workmen. The new buildings consisted of an office, Chinese quarters, large sleeping house for white men, blacksmith shop, large barn, addition to a large house, sheds and other outbuildings (*Livermore Herald*, 9 March 1882).

In the fall of 1881, Davis' workers cleared the land, and in early 1882, began plowing operations for the establishment of a vineyard. The first planting of 400 acres of vines was started that spring. Davis employed 110 men, including 50 Chinese laborers. Work crews could plant 600 to 700 cuttings a day and that spring planted a total of 450,000 vines. When Julius Paul Smith returned to the valley in 1884, his vineyard had been planted and was ready to bear. Records indicate that the Main Winery Building, Brandy Distillery, and the buildings of the Residential Complex were built between 1886 and 1888. Smith's brother-in-law, Benjamin F. Barker, from Bozeman, Montana, was persuaded to become the manager of the Olivina estate (Newton, 22-25).

The structures at the Olivina Winery were built between 1882 and 1886. An 1888 Sanborn Fire Insurance Map shows the Olivina Winery 3.5 miles south of Livermore and indicates that J.P. Smith was the owner. On the map, five buildings are indicated: the winery was the largest building, constructed of concrete, with a smaller structure housing the press attached. There was also a crusher, a brandy distillery and a large wine storage building. (Olivina Gate is approximately 0.9 miles northeast of the site of these winery buildings.) Two wagon roads are indicated on the property, running roughly southeast-northwest along the front and rear of the winery building.

On the 1888 Sanborn Map, the Olivina estate was just one winery of five in the area (See Figure 18). Alexander Duvall's winery, Chateau Bellevue, adjoining his property on the west, surpassed the Olivina Winery in its number of buildings. The other three wineries were much smaller: the Mont Rouge Winery owned by Adriene G. Chauche (3/4 miles west of Livermore), the Lomitas Vineyard owned by J.F. Black (2.5 miles south of Livermore), and the Bernard Vineyard owned by C. H. Wente & Co. (3 miles southeast of Livermore).

By 1889, Smith had increased the size of his vineyard to 600 acres, on which he grew grapes to produce primarily Zinfandel, Mataro, Petit Pinot and Johannesburg Riesling wines. An additional five to fifteen acre parcels produced blending wines, such as Trousseau, Meunier, and Tannat. Smith also produced olive oil and sold ripe olives from trees on the property. Thus, the estate

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*Date: June 2008

☒ Continuation

☐ Update

Continuation of B10. Significance:

was named "Olivina" for Smith's primary crops, olives and grape vines. According to data about growers of the Livermore Valley Wine District in 1893, Julius P. Smith was the owner of the most acreage, totaling 660 acres, whereas other large winemakers owned vineyards of about 50 to 200 acres (Bundschu, 13-18). The Olivina Vineyard was thus the center of the Livermore wine-growing area.

Smith's wine-making facilities were also quite extensive. He had 500,000 gallons of cooperage capacity of which 50,000 was oak and the rest redwood. Olivina was one of four bottling wineries in Livermore Valley and used the Olivina-Ideal label. Olivina wines were sold on both coasts. Smith "developed an Eastern trade before he had wines to market", and he "was one of the first Californians to take advantage of the opportunities opened to American trade after the Spanish-American War by shipping wine to Cuba and Puerto Rico." He also had a branch of his business in New York (Sullivan, 42).

Smith's Cabernet Sauvignon and Haut Sauternes were award-winners at the 1893 Columbian Exposition, and his Riesling and Chardonnay were acclaimed by wine expert Charles Oldham. According to Sullivan, "Smith, for all his successes, was a cantankerous fellow, whose word often riled his fellow wine men. His garrulous articles and talks were often wrong headed and somewhat ignorant. Actually, like so many wine dilettantes in those years, he supplied plenty of money, a large and commanding view of possibilities, pretty good business sense, and left the wine making to a knowledgeable expert, in this case B. P. Barker" who also happened to be Smith's brother-in-law. Barker ran the winery from 1889 to 1913, when T. D. Coffman took over the responsibility (Sullivan, 42).

On an 1893 Sanborn Fire Insurance Map, four Livermore Valley wineries are shown to have been established along with the Olivina estate, indicating a small growth in the local wine-making industry as well as the failure and new establishment of other undertakings (see Figure 17). These wineries included J.F. Black's Lomitas Vineyard, Duvall's Chateau Bellevue Winery, the C.H. Wentz Winery, and A.G. Chauche's Mont Rouge Winery. On a Sanborn Map from 1907, other wineries were indicated, such as the H.B. Wagoner's Winery. Other wineries in the region at this time were James Concannon's Winery, the George True Winery, Eugene Paris' vineyard, Clarence Wetmore's Electra and Cresta Blanca Wineries No. 1 & 2, and Chris Buckley's Ravenswood Winery & Distillery (see Sanborn, 1907, Sheet 14, as well as Figure 17 below).

Julius Paul Smith died in 1904, at the age of 61, following a stroke that he had suffered the previous year. His widow, Sara Smith, erected the Olivina Gate a short time later in 1905. She and B. P. Barker carried on the business for a few more years. The winery discontinued active production and bottling shortly after Smith's death in 1904, but wine shipments continued. Mrs. Smith shipped carloads of wine both within California, to Lachman and Jacobi in Petaluma, and to East Coast factors.

There is some confusion as to subsequent ownership of the Olivina vineyard. The Livermore Herald reported in June, 1906 that Mrs. Smith sold the Olivina estate to D. H. Vagts, Sr., whereas the same newspaper reported in 1916, that Mrs. Smith had traded the vineyard for an eight-story office building in Chicago (*Livermore Herald*, June 23, 1906, 6). The new owner was to be Frederick Becklenberg, a Chicago capitalist, who announced his intention to bring his family to Olivina as soon as the final papers were signed (*Livermore Herald*, December 30, 1916, 2). The later report is perhaps more accurate, as Sullivan indicates that B.P. Barker continued to manage the vineyard until at least 1913 and a 1917 Sanborn Fire Insurance Map indicates that that the Olivina estate still belonged J.P. Smith, but was "not in operation" at that time (Sanborn, 1917, Sheet 20). Mrs. Smith spent the majority of her time following her husband's death at the Fairmont Hotel in San Francisco until she passed away in 1938. Preceding the death of Mrs. Smith, "there was an auction of the contents of the house." Smith's home was destroyed by fire on October 29, 1957.

Prohibition and infestation by phylloxera in the early 1900s finally signaled the end of the great Livermore Valley vineyard. Today, there are few reminders left of the Livermore wine industry of the 1880s. In recent years, the Olivina property has been used as a cattle ranch. Remaining features of the estate are the rapidly disintegrating winery building nestled against the hillside in what is now Sycamore Grove Park and is on land that has been covered by a conservation easement held by the Tri-Valley Conservancy. Also remaining is the Olivina Gate, which Mrs. Smith commissioned in 1905, as a memorial to her husband who had died some months earlier. Today, only ruins of the former Olivina Wine Cellars remain. Charles D. Crohare purchased most of the estate in 1942 and utilized it for a cattle operation until the Olivina Ranch was established and began growing olives in March 2001.

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☒ Continuation

☐ Update

Continuation of B10. Significance:

Currently, the north half of the gate structure is on property owned by the City of Livermore, the south half of the gate and approximate first half of the Allee extending southwest from the gate is property owned by the Wente Winery, and the property on which lies the remainder of the Allee, home-site, and winery ruins is owned by Livermore Area Recreation and Park District (LARPD).

We conclude the context with a review of selected vineyard entry gates.

Concannon Vineyard Gate

The gate at nearby Concannon Vineyard (4590 Tesla Road., 2 miles southeast of Livermore) is of similar design to the Olivina Gate (See Figure 5). The Concannon Gate was built in August, 1929 and clearly references the design of the Olivina Gate that was built nearly three decades earlier. Concannon vineyard was founded two years after the Olivina vineyard in 1883/1884 by the Irish immigrant James Concannon, who came to the United States in 1865 and died in 1911, the first successful Irish vintner in America.

Concannon is the oldest continuing producer of sacramental wine in Livermore Valley. During the Prohibition period, Wente Bros made sacramental wine under their bond for Beaulien Winery and Cresta Blanca produced both sacramental and medicinal wines. The vineyard has been designated a California Historical Landmark (#641) for its contribution to the production of wine in California. Because Concannon was one of the few wineries to stay open during Prohibition (for the production of sacramental wine), the winery played a key role in the expansion of the wine industry in California following Prohibition's end. It has been suggested, for example, that a large portion, as much as 80 percent, of the cabernet sauvignon vines in California during the 1970s could be traced back to Concannon clones. Concannon was among the first to cultivate Petit Sirah (Durif), beginning in 1904. Today it is a Concannon flagship wine.

The commemorative plaque on the property reads:

Concannon Vineyard. Here, in 1883, James Concannon founded the Concannon Vineyard. The quality it achieved in sacramental and commercial wines helped establish Livermore Valley as one of America's select wine growing districts. Grape cuttings from this vineyard were introduced to Mexico between 1889 and 1904 for the improvement of its commercial viticulture. California registered historical landmark No. 641. Plaque placed by California State Park Commission in cooperation with the Livermore Chamber of Commerce and Las Positas Parlor No. 96. Native Sons of the Golden West. August 16, 1956.

Several pre-Prohibition winery gates appear in California exhibiting similar features and materials to the Olivina gate. The following examples are located in Napa County.

Greystone Cellars Gate

Once the domain of the prodigious William Bourne family, the Greystone Cellars in Napa Valley is now home to the Napa campus of the Culinary Institute of America. Greystone Cellars was built in 1886 and has survived two major earthquakes. It was known as the Christian Brothers Aging Cellars from 1950-1989. The entranceway gate at Greystone Cellars, which was built c. 1898, is composed of a random rubble arcade with a large rounded central arch flanked by two similar, smaller arches (See Figure 3).

Spottswode Estate Vineyard and Winery Gate

The Spottswode Estate Vineyard and Winery in Napa Valley, originally known as "Esmeralda", was planted by George Schonewald in the late 19th century. Joseph Kraft bought several acres of land from Schonewald in 1884 and constructed the Victorian and stone structures that are currently standing at the site and are now known as the Spottswode Winery and Tasting Room. From 1884 until the late 1880s, the winery was called the "Kraft Winery." In 1906, the estate was sold to Joseph Bliss who renamed it "Stonehurst." In 1908, the winery was sold to Dr. George Allan who, inspired by the four Linden trees that graced the garden, renamed the estate "Lydenhurst (See Figure 4)." Allan built a stone wall around the estate that included an entry gate consisting of an arching wrought iron sign attached to rusticated masonry gateposts

*Recorded by: Carey & Co., Inc.

*Date: June 2008

☒ Continuation

☐ Update

Continuation of B10. Significance:

(<http://www.spottswode.com/content/familyEstate/historyChart.html>). Today the entranceway gate still exists, but the name on the sign has been changed to "Spottswode."

California Point of Historical Interest

The criteria governing the designation of California Points of Historical Interest are the same as those that govern the California Historical Landmark program, but are applied to local (city or county) areas:

- 1) *The property is the first, last, only, or most significant historical property of its type in the region. The regions are Southern California, Central California, and Northern California. If a property has lost its historic appearance (integrity) it may still be listed as a site.*
- 2) *The property is associated with an individual or group having a profound influence on the history of California. The primary emphasis should be the place or places of achievement of an individual. Birthplace, death place, or place of interment shall not be a consideration unless something of historical importance is connected with his or her birth or death. If a property has lost its historic appearance (integrity) it may still be listed as a site.*
- 3) *The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or...it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder. An architectural landmark must have excellent physical integrity, including integrity of location. Generally, an architectural landmark will be considered on its original site, particularly if its significance is basically derived from its design relationship to its site. (Note: Only preeminent examples will be listed for architectural importance. Good representative examples of a style, period or method of construction are more appropriately nominated to other registration programs.) Resources moved from their original locations will not qualify for landmark designation unless they are significant for architectural value, or if they are the surviving structure most importantly associated with a prominent person or historic event.*

Points of Historical Interest should meet the California Historic Landmark criteria stated above within a local geographical context. No historical resource may be designated as both a California Historic Landmark and a California Point of Historical Interest. If a Point of Historical Interest is subsequently granted status as a Landmark, the Point of Historical Interest designation will be retired.

Evaluation of Historic Significance and Integrity

It is Carey & Co.'s professional opinion that the Olivina Gate, Allee, Homesite, and Winery Ruins are not eligible for the California Register of Historical Resources or for listing as a California Historical Landmark. However, the Olivina Gate, Allee, Homesite, and Winery Ruins are eligible for listing as a California Point of Interest, because they are the most significant grouping of remaining structures related to a pre-Prohibition winery in the Livermore area. Given their shared history, the Olivina Gate, the Homesite, the tree lined Allee, and the Winery Ruins should be integrated into the same California Point of Interest nomination.

In accordance with the California Historical Landmark criteria, the Olivina Gate has been evaluated for eligibility as a California Point of Historical Interest.

1) The first, last, only, or most significant historical property of its type in the local area

Livermore is located in the Northern California wine-growing region. This region also covers older wine regions, such as Napa and Sonoma, known worldwide as premium wine-growing areas since the early nineteenth century. There are some 200 wineries in the area north of San Francisco Bay, mostly located in the area's valleys, including Napa Valley, Sonoma Valley, Alexander Valley and Russian River Valley. Some of the region's major viticultural communities include Kenwood, Healdsburg, Sonoma, Santa Rosa, Napa, Calistoga, Geyserville, Petaluma, Fort Ross, and Ukiah. The Olivina Gate does not appear to be the first, last remaining, only, or most significant historical gate associated with a historic winery in the Northern California region, as there appear to be older and more significant gates located in older wine regions of Northern California, such as the gate at Greystone Cellars.

*Recorded by: Carey & Co., Inc.

*Date: June 2008

☒ Continuation

☐ Update

Continuation of B10. Significance:

While the Olivina Gate cannot be considered an outstanding example for a winery gate in comparison to other sites in Northern California, it is the oldest and most significant such gate in the Livermore area. Its design also influenced later winery gates, such as the Concannon gate, which was built in 1929. Given its age, the physical integrity of the gate itself is excellent, including its integrity of location, as it still stands on its original site. It is a locally prominent architectural structure relating to the context of Livermore's viticulture history from 1880 to the early 1900s, and therefore meets Criterion 1 for eligibility as a California Point of Historical Interest.

2) Association with an individual having a profound influence on local history

Julius Paul Smith and his brother Frank are known for having founded the Pacific Coast Borax Company. Frank eventually bought Julius out of the company and in 1881 Julius purchased the 2,000 acre lot on which he founded the Olivina Winery. For a time, Olivina was the largest winery in the region, and its wines were sold throughout the United States and Europe. Although Julius Paul Smith was well known in the Livermore area, both as a businessman and an amateur viticulturist and was sufficiently notable that his name occasionally appeared in local newspapers of his time, he did not play a profound role in the social, political or economic history of Livermore, nor was he the first founder of a winery in the Livermore area. Therefore, the Olivina Gate does not meet criterion 2 for the CRHR, California Landmark, or California Point of Historical Interest. In particular, since the Gate was not constructed until after Smith's death, it has no direct association with the Winery's founder.

3) A prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or masterpiece in the local area.

The Olivina Gate is a Craftsman-inspired structure of simple stone construction and rustic metalwork. Such structures were not uncommon in ranch, winery and residential entranceways throughout rural California in the late nineteenth and early twentieth centuries. The use of random rubble masonry in particular was prevalent among pre-Prohibition winery architecture, as can be seen in the Greystone Cellars gate, winery and tasting room and other winery facilities built during or before the early 1880s. Random rubble masonry is still regularly employed today in both winery and residential structures throughout California. Signs consisting of metal letters affixed to wire meshes were also common in the late 19th and early 20th centuries. While such signs were typically affixed to the fascia of a building, they were also often used to span entry gates, especially in more rural settings (Miller, December 2005).

While it represents an interesting historic resource in the region, the Olivina Winery, including the Gate, Allee, Homesite and Ruins, does not represent the work of a master, embody a distinctive architectural style, or possess exceptionally high artistic values. No builder or artist's name was found during research. The Winery Ruins themselves are in an advanced state of deterioration, and lack sufficient integrity to satisfy this criteria. While the Olivina Gate does include some important design elements, these elements are not sufficiently distinctive to make the Winery eligible for the CRHR, as a California Historical Landmark, or as a California Point of Historical Interest.

Integrity

The various components of the Olivina Winery point of interest, namely the Gate, Allee, Homesite and Winery Ruins, retain their original spatial relationship to one another, and, in particular, no significant intervening development has arisen between any of these components. While, beyond that, retention of integrity is not required to be eligible for consideration as a California Point of Historic Interest, the following assessments are included for informational purposes.

*Recorded by: Carey & Co., Inc.

*Date: June 2008

☒ Continuation

☐ Update

Continuation of B10. Significance:

The Olivina Gate itself has excellent physical integrity. The overall condition of the gate is good and it seems that few alterations have been made. The only discernable alterations to the original gate are the welded joints that were attached to the gussets for reasons of stabilization. These were probably added sometime after World War II. Some parts of the rough stone gate posts may also have been reconstructed in efforts to repair or maintain the gate, but this work appears to have been done in keeping with the gate's original construction and does not jeopardize the structure's integrity. In comparing historic and current photographs, the general setting of the gate appears unchanged. The street corner where the gate is located looks similar today and the area beyond the gate, which once consisted of the former property and vineyards, is still a rural, undeveloped area. The only impact to the gate's integrity of setting is the paved bike path that has replaced the formerly gravel road that lead into the property. The bike path does not follow the path of the original road and therefore slightly alters the understanding of the gate's purpose and orientation.

The Gate's metal sign was damaged through contact with an excavation vehicle in early 2006. As recommended by a "Conservation Report" authored by Carey & Co. in March 2006, the gate was carefully restored in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties (Carey & Co. Inc., 2006). Repair work was completed in November 2006 and the orientation of the gate to the Homesite, Allee, and Winery Ruins remains unchanged.

While certain portions of it are not as densely lined with trees as they were previously, the Allee retains a good level of integrity, as its location and setting are largely unaltered and it is still recognizable as a tree-lined path leading from the gate to the Winery Ruins and Homesite.

The integrity of the Smith Homesite is fundamentally compromised by the loss of the Smith's home, which burnt down in 1957. Several associated outbuildings remain, however, leaving the site with some integrity of setting, feeling and association, despite the addition of a nonhistoric modular structure to the site.

The Winery Ruins, being in a state of advanced deterioration, retain little integrity of design, materials or workmanship. Their integrity of setting, feeling and association has also been compromised by the loss of other adjacent buildings associated with the winery. The Ruins do retain integrity of location, having never been moved.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

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*Resource Name or # Olivina Gate and Winery Ruins

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update

Continuation of B12. References:

"An Ambassador for Wine," *Napa Valley Register*. October 5, 2006.

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California Farmer, October 12, 1855, Sacramento, p. 83.

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Drummond, G.B., *Livermore Valley Viticulture – The Early Days*, Unpublished draft.

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Lane, Bob and Pat, *The Amador – Livermore Valley, A Picture History*. Norfolk, VA 1988.

Livermore Herald, 3-9-1882, 6-23-1903 (p.6), 12-12-1903 (p.3), 7-2-1904 (p.7), 10-10-1914 (p.8), 12-30-1916 (p.2).

Livermore Heritage Guild.

Livermore Information, www.elivermore.com.

Livermore Valley Wine Country, www.livermorewine.com/history.html.

Miller, Lindsay A. (Graduate Student at the University of Columbia), "Signage: A Survey of Signage Trends from the 1850s to 1930s," December 2005.

Newton, Janet, *Stories of the Vineyards and the Wineries of the Livermore Valley*, Livermore Heritage Guild, April 1983, pp. 22-25.

Sanborn Fire Insurance Maps, 1888 (June 1888, Sheet 7), 1893 (April 1893, Sheet 8), 1907 (November 1907, sheet 14), 1917 (May 1917, sheet 20).

San Francisco *Argonaut*, November 2, 1934," Julius Paul Smith – Vintner, Vineyardist and Borax King"

Shrimpton, Rebecca H., ed., *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. 2002.

State Viticulture Commission Report – 1893 *The Vineyards in Alameda County*. Sacramento Printing Office, 1893, p. 13-18.

Sullivan, Charles, "Olivina, Once a Sea of Vines", *Vintage Magazine*, January 1981, p. 42.

Sycamore Associates, *Sycamore Grove and Veterans Regional Park Resource Management Plan*, prepared for Livermore Area Recreation and Park District, November 2002.



Figure 1: Olivina Gate, circa 1920
(Livermore Heritage Guild)



Figure 2: Olivina Gate, 2008
(City of Livermore Planning Division)

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update



Figure 3: Greystone Cellars Gate, 1898
(Napa California, California Online Archive)



Figure 4: Spottswode Estate Vineyard and Winery, 1908
(Napa, California, California Online Archive)



Figure 5: Concannon Gate, date unknown
(Livermore Heritage Guild)



Figure 6: Black Walnut-lined Allee
(City of Livermore Planning Division, 2008)



Figure 7: Black Walnut-lined Allee, just south of split
(City of Livermore Planning Division, 2008)

State of California — The Resources Agency
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*Resource Name or # Olivina Gate and Winery Ruins

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update



Figure 8: Smith Homesite from northeast
(City of Livermore Planning Division, 2008)



Figure 9: Olivina Winery, circa 1887
(Livermore Heritage Guild)



Figure 10: Brandy Distillery, 2007
(Carey & Co. Inc.)

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update



Figure 11: Olivina Winery Ruins, date unknown
Livermore Heritage Guild



Figure 12: Olivina Winery Ruins, 2007
(Carey & Co. Inc.)

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update



Figure 13: Stone Structure at Smith Homesite
(City of Livermore Planning Division, 2008)



Figure 14: Stone Structure Smith Homesite
(City of Livermore Planning Division, 2008)



Figure 15: Wood Barn at Smith Homesite
(City of Livermore Planning Division, 2008)



Figure 16: Wood Outhouse at Smith Homesite
(City of Livermore Planning Division, 2008)

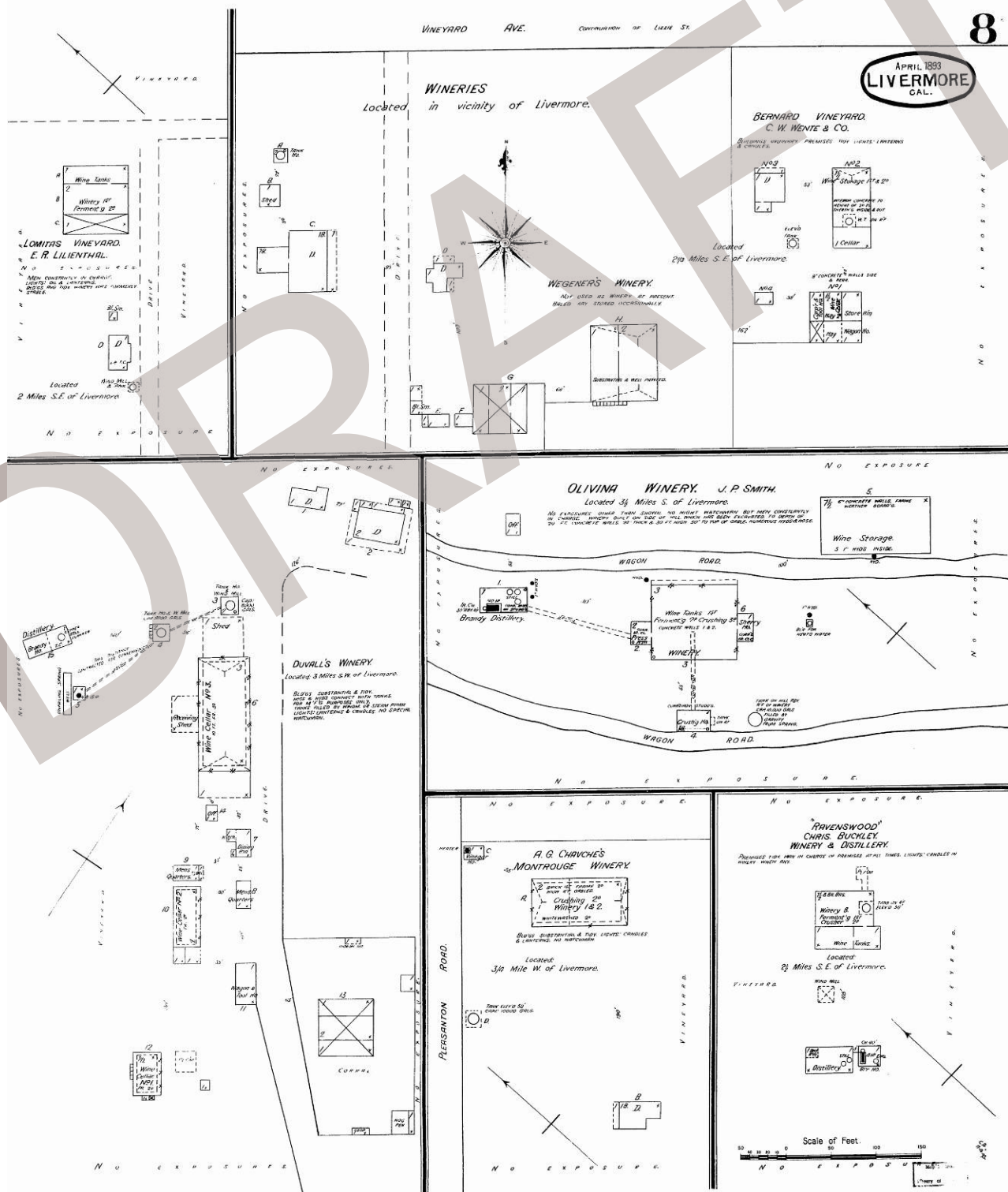


Figure 17: Sanborn Fire Insurance Map, 1893, Livermore Volume 4, Page 8.

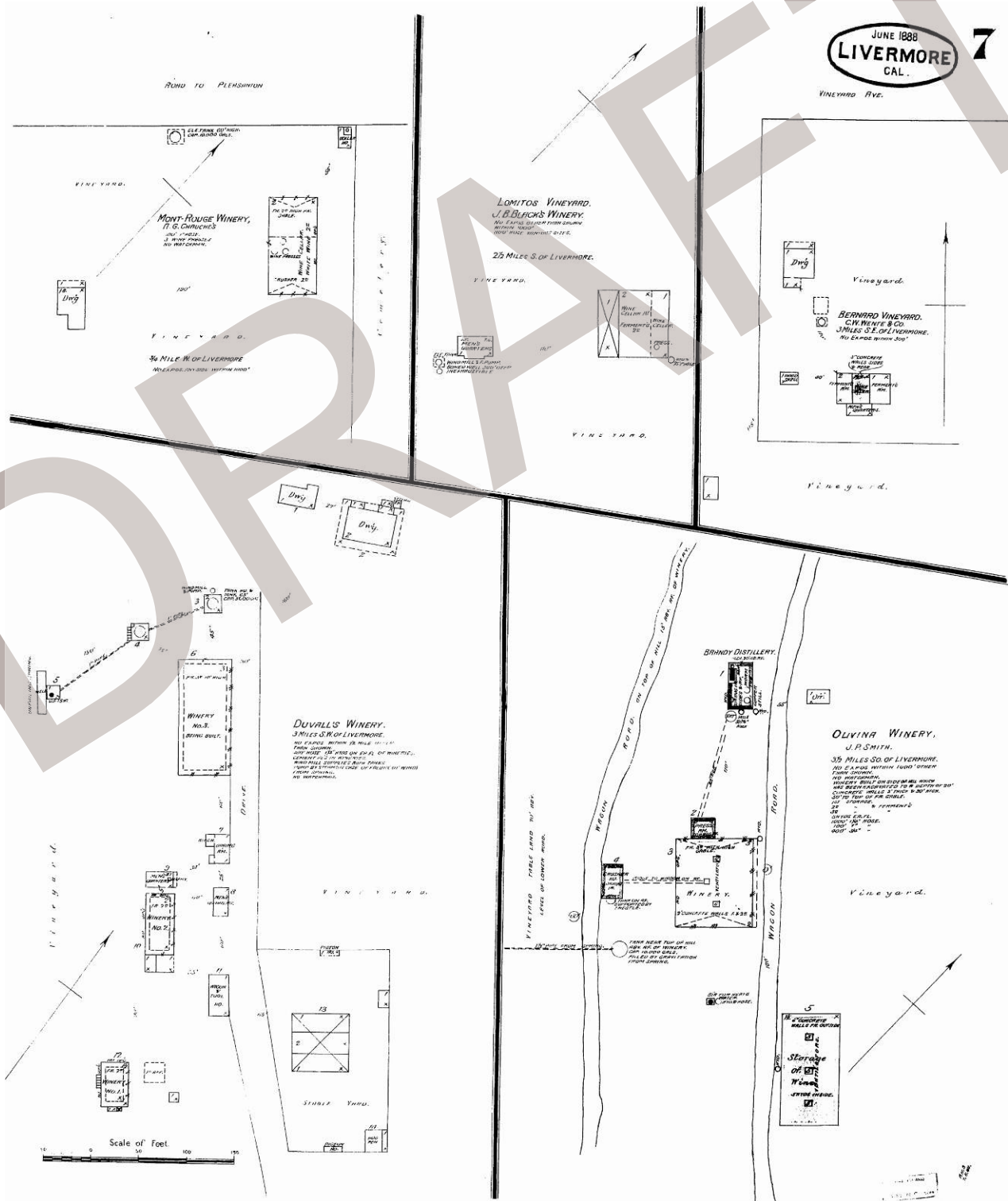


Figure 18: Sanborn Fire Insurance Map, 1888, Vol. 4, Page 7

State of California — The Resources Agency
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*Resource Name or # Olivina Gate and Winery Ruins

*Recorded by: Carey & Co., Inc. *Date: June 2008 ☒ Continuation ☐ Update

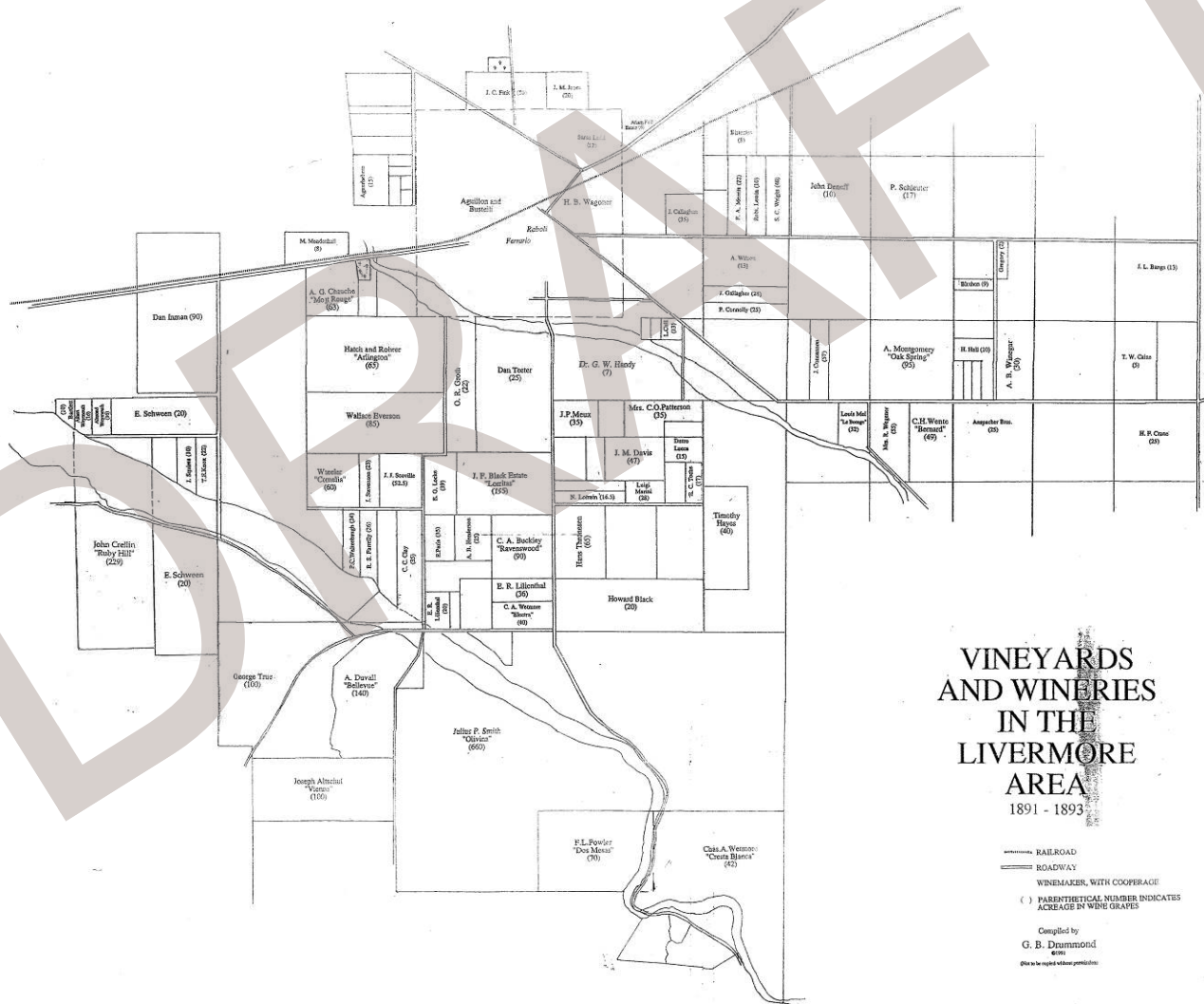


Figure 19: Livermore Area Wineries 1891-1893, by G.B. Drummond

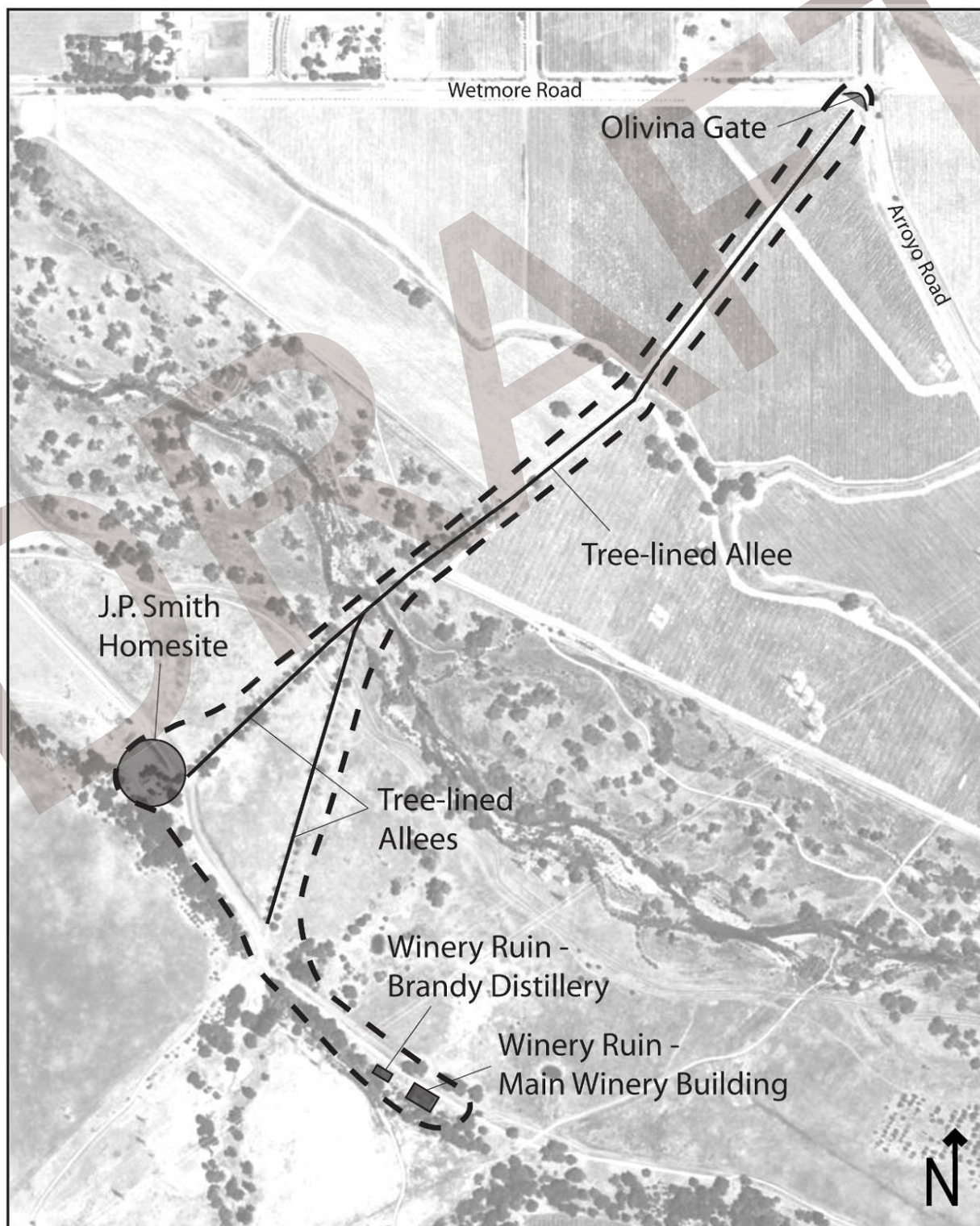
LOCATION MAP

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*Map Name: **Olivina Winery**

*Resource Name or # (Assigned by recorder): Olivina Gate and Winery Ruins

*Date of map: **Aerial courtesy maps.live.com, accessed 2/25/08**



--- Boundary, Olivina Winery Point of Historical Interest



May 14, 2008

California Department of Parks and Recreation
Office of Historic Preservation
SHPO Wayne Donaldson
1416 9th Street, Room 1442
Sacramento, CA 95814

RE: Olivina Gate, winery ruins, historic home-site, and tree-lined alley
Nomination as California Points of Historic Interest

Dear Mr. Donaldson:

As the City of Livermore owns the Wetmore Street right-of-way, in which lies the north post and flare walls of the historic Olivina Winery gate, I am writing as City Manager to confirm that the City of Livermore is in full support of the above-referenced nomination for a California Point of Historic Interest designation.

The Olivina Ranch, which originally consisted of 2,000 acres located west of Arroyo Road and south of Wetmore Road, was very significant to the early development of South Livermore Valley viticulture. Today, Olivina Gate remains well preserved and probably the most recognized and visible symbol of early Livermore's winery prowess. The above-referenced nomination application will help preserve important pieces of this regionally important history.

I understand that the firm Carey and Company has prepared a nomination and I offer full encouragement of its approval. If you have any questions, please call me at (925) 960-4040, or the Planning Division, Steve Riley or Frank Guido at (925) 960-4450.

Sincerely,

A handwritten signature in blue ink that reads "Linda Barton".

Linda Barton
City Manager
(925) 960-4040
(925) 960-4058

cc: Planning Division



Livermore Area
Recreation & Park District
An independent special district

4444 East Ave., Livermore, CA 94550-5053
(925) 373-5700, Fax (925) 960-2457, www.larpd.dst.ca.us

General Manager
Timothy J. Barry

June 4, 2008

California Department of Parks and Recreation
Office of Historic Preservation
1416 9th Street, Room 1442
Sacramento, CA 95814

RECEIVED
JUN - 6 2008
PLANNING DIVISION

RE: Olivina Gate, winery ruins, historic home-site, and tree-lined allee Nomination as California Point of Historic Interest

Dear Sirs or Madams:

As the Livermore Area Recreation and Park District (LARPD) own Sycamore Grove Park, I am writing to confirm that the LARPD is in full support of the above-referenced nomination for a California Points of Historic Interest designation. The historic Olivina Winery home-site, winery ruins, and tree-lined allee, remnants of historic Olivina Winery lie within Sycamore Grove Park.

The Olivina Ranch, which originally consisted of 2,000 acres located west of Arroyo Road and south of Wetmore Road, was significant to the early development of South Livermore Valley viticulture. Today, the Olivina Gate remains well-preserved and probably the most recognized and visible symbol of early Livermore's winery prowess. Other important reminders of Olivina Winery which LARPD has maintained include the Olivina Winery, home-site of original owner Julius Paul Smith; the Olivina winery ruins, and tree-lines allee in nearby Sycamore Grove Park. The above-reverenced nomination application will help recognize important pieces of this regionally important history of early Livermore Valley viticulture.

I understand that the firm Carey and Company has prepared a nomination and I offer full encouragement of its approval. If you have questions, please call me at (925) 373-5727.

Sincerely,

Tim Barry
General Manager
Livermore Area Recreation and Park District

TB/cma

Board of Directors
Maryalice Faltings

David Furst

Steve Goodman

Scott Kamena

Beth Wilson

**WENTE**
FAMILY ESTATES

April 30, 2008

California Department of Parks and Recreation
Office of Historic Preservation
1416 9th Street, Room 1442, Sacramento, CA 95814

RE: Olivina Gate, winery ruins, historic home-site, and tree-lined allee
Nomination as California Points of Historic Interest

Dear Sirs and Madams:

As property owner of the Wente property, on which lies the south post and flare walls of the historic Olivina Winery Gate, I am writing in full support of the above-referenced nomination for a California Points of Historic Interest designation.

The Olivina Ranch, which originally consisted of 2,000 acres located west of Arroyo Road and south of Wetmore Road, was very significant to the early development of South Livermore Valley viticulture. Today, Olivina Gate remains well preserved and probably the most recognized and visible symbol of early Livermore's winery prowess. The above-referenced nomination application will help preserve important pieces of this regionally important history.

I understand that the firm Carey and Company has prepared a nomination and I offer full encouragement of its approval. If you have any questions, please call me at (925) 456 2317.

Sincerely,

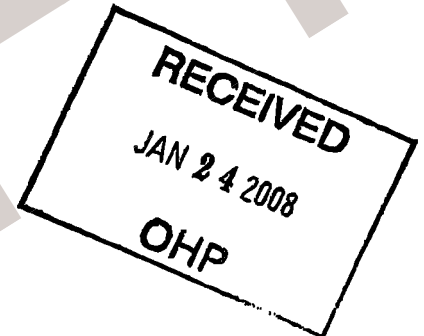
Philip R. Wente
Wente Family Estates

PARKS, RECREATION AND HISTORICAL COMMISSION

Alameda County Administration Building
224 West Winton Avenue, Room 111
Hayward, CA 94544
(510) 670-5400

January 3, 2008

Milford Wayne Donaldson, FAIA, State Historic Preservation Officer
Office of Historic Preservation
California Department of Parks and Recreation
1416 9th Street, Room 1442-7
Sacramento, CA 95814



Re.: Olivina Winery Gate

Mr. Donaldson:

The Parks, Recreation and Historical Commission (PRHC) of Alameda County has been notified that the City of Livermore and the Livermore Area Recreation and Park District have submitted an application to the Office of Historic Preservation to obtain recognition from the State for the Olivina Winery Gate.

We strongly support all efforts to preserve the County's historical and cultural resources and to expand recreational opportunities throughout Alameda County. This project reflects the mission of the PRHC not only because it would preserve a valuable historical resource, but also it would be used as part of a recently expanded bicycling/hiking trail.

As the public body responsible for historic oversight throughout Alameda County, we will continue to work with the local groups and support their efforts towards preservation, restoration and reuse of historic structures. We encourage the Office of Historic Preservation to support the recognition of the Olivina Winery Gate.

Please feel free to call Angela Robinson Piñon at (510) 670-6504 if you have questions or would like to contact the Commission.

Sincerely,

Annalee Allen, Chair